

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 8/26/2021

Parcel: << **25-7S-16-04320-003 (22885)** >>**Owner & Property Info**

Result: 1 of 1

Owner	JOHNSTON JOHN B 231 SW RUM ISLAND TER FT WHITE, FL 32038		
Site	231 SW RUM ISLAND TER, FORT WHITE		
Description*	LOT 3 RUM ISLAND ROAD S/D. 631-173, 862-1674, 956-2142,		
Area	2.19 AC	S/T/R	25-7S-16
Use Code**	MOBILE HOME (0200)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$22,358	Mkt Land	\$22,522
Ag Land	\$0	Ag Land	\$0
Building	\$46,752	Building	\$49,609
XFOB	\$0	XFOB	\$0
Just	\$69,110	Just	\$72,131
Class	\$0	Class	\$0
Appraised	\$69,110	Appraised	\$72,131
SOH Cap [?]	\$8,907	SOH Cap [?]	\$11,085
Assessed	\$60,203	Assessed	\$61,046
Exempt	HX H3 \$35,203	Exempt	HX HB \$36,046
Total Taxable	county:\$25,000 city:\$25,000 other:\$25,000 school:\$35,203	Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$36,046

Aerial Viewer Pictometry Google Maps

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/21/2002	\$14,000	0956/2142	WD	V	Q	
8/24/1987	\$8,000	0631/0173	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF 1 (0200)	2002	1620	1880	\$49,609

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0200	MBL HM (MKT)	2.190 AC	1.0000/1.0000 1.0000/ /	\$8,800 /AC	\$19,272
9945	WELL/SEPT (MKT)	1.000 UT (0.000 AC)	1.0000/1.0000 1.0000/ /	\$3,250 /UT	\$3,250

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